

## **Report to City Council for the City of Ingleside, Texas**

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**Subject:** 2730 Houghton- Re-submittal for determination of Sub Standard Structure in violation Sec. 18-299 Ingleside City Code

**Submitted By:** Carey Dietrich, Code Enforcement Officer  
John Davis, Building Official

**Date Submitted To City Manager:** May 13, 2015

**For The Agenda of:** May 26, 2015

**Attachments:** Photos, Expired Permits, Inspection report, copies of liens

**Summary Statement:** This property was presented to City Council, originally, on May 27, 2014 and again on August 26, 2014 and again on February 24, 2015. A building permit was issued in August of 2014 but not completed; no electrical or plumbing permits were pulled. On several occasions, Mr. Whitley was found to be residing in the unsafe structure with no utilities, using an extension cord and water hose from the neighbor. The neighbor claimed they had no knowledge of Mr. Whitley using their electricity and the extension cord was removed. Mr. Whitley was instructed to vacate the property until such time it is brought up to code and utilities are restored. Also, the WPI1 submitted for the roof replacement was not recorded on the State Windstorm website. Code Enforcement Officer, Carey Dietrich, spoke with Mr. Whitley at the Council Meeting of February 24, 2015 and instructed him to come to our office the following day to discuss how to proceed with permits and what work remained to be done in order to meet code. Mr. Whitley came to our office in April to ask about an electrical service but did not make any attempts to pull permits.

The property is not being maintained. A work order was issued on three (3) occasions to mow and clean the property; complaints have been filed in Municipal Court, and invoices were mailed but no response from the property owner or his agents. Liens were filed.

Taxes are not current on the property. Delinquent taxes in the amount of \$3,398.66 with the current year owed being \$1,602.00 for a total amount due of \$5,000.66. Tax suit # S-15-1034-TX has been filed.

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**Recommended Action:** Staff recommends demolition.

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**COPY**

Cause No. \_\_\_\_\_

THE STATE OF TEXAS

IN THE MUNICIPAL COURT

VERSUS

OF THE CITY OF INGLESIDE

BRIAN WHITLEY

SAN PATRICIO COUNTY, TEXAS

**COMPLAINT**

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS:

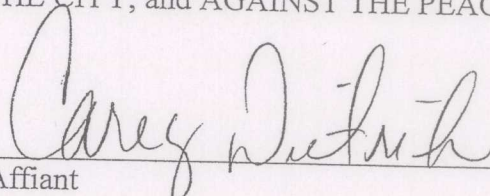
I, Carey Dietrich, the undersigned affiant, being duly sworn, do state upon my oath that I have personal knowledge that the following violation of the law was committed, and I charge that heretofore, and before the making and filing of this complaint, that:

Brian Whitley

On or about the seventeenth (17<sup>th</sup>) day of March, 2015, within the territorial limits of the City of Ingleside in the County of San Patricio and State of Texas, in an area under the jurisdiction of the City of Ingleside, to-wit:

Fail to keep the weeds on his property cut, mowed, and maintained on the property located at Lot 5, Block 19, Houghton Subdivision (2730 Houghton), located in Ingleside, San Patricio County, Texas, in violation of Ingleside City Code Chapter 30, Article III, Sec. 30-93.

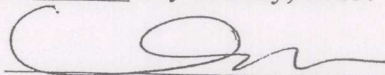
CONTRARY TO THE ORDINANCES OF THE CITY, and AGAINST THE PEACE AND DIGNITY OF THE STATE.

  
Affiant

JURAT

SWORN TO AND SUBSCRIBED BEFORE ME, this 6<sup>th</sup> day of May, 2015.



  
(Judge) or (Clerk), Municipal Court  
City of Ingleside  
San Patricio, County, Texas

CITY OF INGLESIDE  
CODE ENFORCEMENT DEPARTMENT

WORK ORDER FORM

Date: March 17, 2014

POSTED

City of Ingleside  
P.O. Drawer 400  
Ingleside, TX 78362

 COPY

Name of Property Owner: BRIAN WHITLEY

Address: 2730 HOUGHTON

City, State, Zip: INGLESIDE, TEXAS 78362

Location of job: Lot 5, Block 19, Houghton (2730 Houghton)

Start Date \_\_\_\_\_ Finish Date \_\_\_\_\_

JOB:

☒ Mow

☐ Tear Down Buildings

☒ Pickup Trash

☐ Misc.

\*\*\*\*\*

EQUIPMENT USED:

Tractor Mower & one person: \_\_\_\_\_ hrs

Additional Personnel: \_\_\_\_\_ hrs

Pick up Trash: \_\_\_\_\_ hrs

\*\*\*\*\*

WORK COMPLETED:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_





PHOTOS TAKEN BY  
BUILDING OFFICIAL ON  
3/17/2015



2/24/15

Council Member Kemp made a motion approving the Revised and Restated Water Supply Contract between San Patricio Municipal Water District and the City of Ingleside in order to meet the requirements set by the Texas Commission on Environmental Quality (TCEQ); and was seconded by Council Member Tucker. The motion was approved unanimously.

**10. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Mr. Brian Whitley of 2730 Houghton. (Tabled from 5/27/14 and 8/26/14)**

Mr. Brian Whitley stated that he has already replaced the roof on the structure which was originally quoted to be \$4,500 and ended up costing \$7,000. He has removed the sheetrock so an electrician can replace the wiring throughout the structure. He is between jobs and trying to perform the labor himself but he doesn't have the funds. At this point, his mother and sister are helping him to fund the necessary construction but neither one of them could be present at tonight's meeting.

Building Official John Davis and Code Enforcement Carey Dietrich stated they have not had a request for any inspections, a building/roof permit was pulled but no electrical or plumbing permits have been pulled. The roof has been replaced; however, no WPI-8 has been filed with the State of Texas therefore it is not considered complete. The building permit has run-out and no viable plan has been brought to the City. Notices have been sent regarding the clean-up and mowing around the residence with no response. City has had to clean the property twice and liens have been placed against the property for this service. The dumpster that was used for the room and general work has been gone for over three months and staff has not seen any improvements since that time. A few weeks ago the staff noticed someone living at the residence. Staff attempted to make contact with whomever was inside but there was no answer on the door. Staff spoke with the neighbor who's home the extension cord was attached and informed the neighbor they cannot provide electrical service to that structure. A few days later there was another electrical cord extended from the same neighbor's home. At that point the Police Department assisted the staff in not only removing the electrical cord but also to make entrance into the structure. Mr. Whitley was given until the end of the day to vacate the property and photos were taken of the interior of the residence.

Council Members expressed concerns that no progress has been made; additional liens have been required to be placed against the property; there are three years of back taxes; that if Mr. Whitley has had difficulty paying the \$7,000 for the roof, how is he going to pay for the additional \$30,000 to \$40,000 needed to repair this home; and his lack of communication with the City Staff regarding progress and viable plan.

Mayor Perkins made a motion to allow for all repairs to be made and a Certificate of Occupancy to be issued by May 27, 2015 or the house to be demolished; and was seconded by Council Member Tucker.

Council Member Pierce asked if it could all be done within three months. Mayor Perkins stated that May 27, 2015 is the one-year anniversary when this was first brought to Council and he feels this is sufficient time. Council Member Robbins asked the staff to assist in guiding Mr. Whitley with what needs to be done and how to do it. Mr. Davis stated the Building



Department is open Monday through Friday from 8:00 a.m. to 5:00 p.m. and that we assist people on a regular basis; they would be glad to meet with him if he will come to their office.

The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, Kemp, and Vaden voting aye; and Council Members Robbins and Pierce voting no.

Council Member Wilson was concerned that Mr. Whitley continues to spend money and then cannot get the Certificate of Occupancy by May 27, 2015 and the City demolishes his work. Mayor Perkins stated that Mr. Whitley can always come back to Council and ask for an extension if he can show significant work being completed.

#### **11. Public Hearings regarding:**

Mayor Perkins opened the Public Hearing at 8:25 p.m.

- A) An application for an Excavation Permit for the property located at Lot 1A, Block 88, TP McCampbell Subdivision; also known as 2021 4<sup>th</sup> Street to level the property by moving dirt from high spots to low spots;**

Speaking in favor of the Excavation Permit was Lutherio Ramirez who stated he is planning to move dirt from the back to the front to build up the property in order to construct a home. He is working with the City to make sure this does not affect the neighbors.

There were no speakers against this request.

- B) An application for an Excavation Permit for the property located at the East ½ of Farm Lot 2, Block 88, TP McCampbell Subdivision; also known as 2025 4<sup>th</sup> Street to level the property for a future home;**

Speaking in favor of the Excavation Permit was Robert Young who was speaking on behalf of property owner Joe Rodriguez who had to leave tonight's meeting before the Council came out of Executive Session. Mr. Young stated that Mr. Rodriguez is working with the City Staff to insure this doesn't affect the neighbors and a natural drainage ditch is being made between him and the immediate neighbor, Mr. Ramirez (from agenda item # 11-A).

There were no speakers against this request.

- C) An application for a Special Permit to temporarily be allowed to reside in a travel trailer on the property, for security purposes, while finishing construction of the new home located at Lot 2, Block 1, Christian's Corner Subdivision, also known as 2078 Mooney Lane;**

Speaking in favor of this Special Permit was Robert Young. He explained that he has already had a few items stolen from his property and he would like to live in his travel trailer on a temporary basis in order to deter theft and vandalism of his property.

There were no speakers against this request.





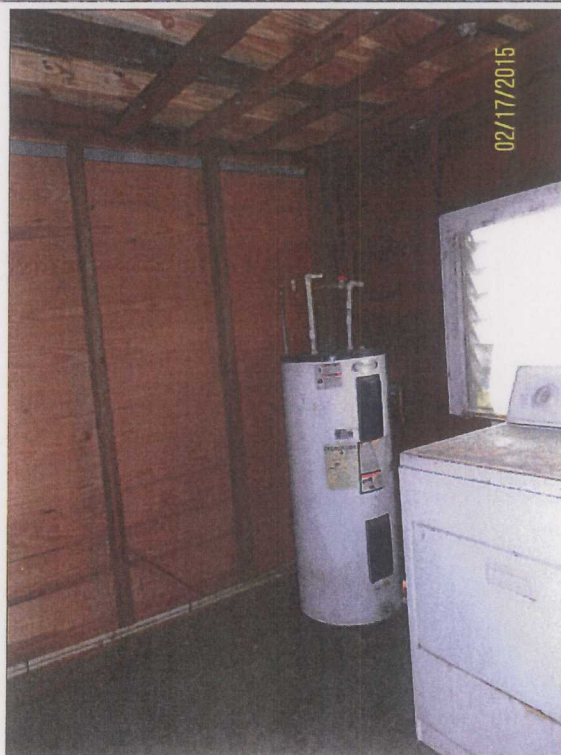








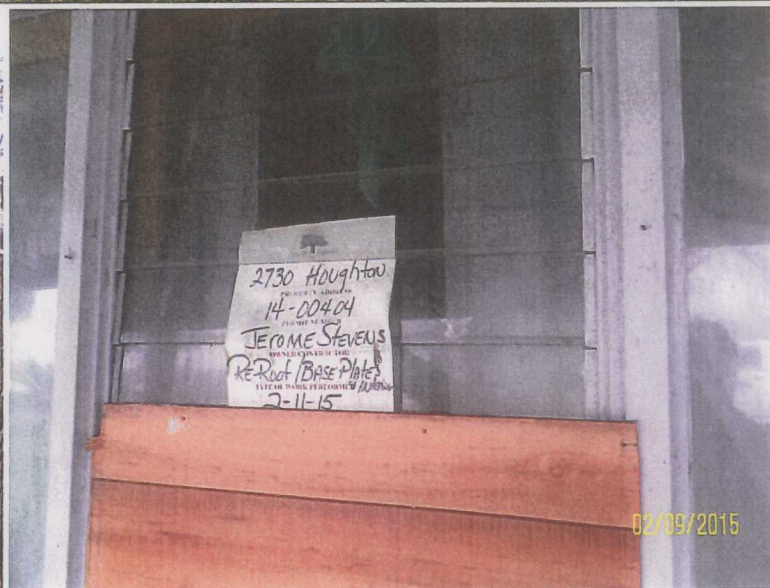
















**NOTICE OF LIEN**  
**CHAPTER 342 HEALTH AND SAFETY CODE V.T.C.A.**

THE STATE OF TEXAS                    )  
  
COUNTY OF SAN PATRICIO            )

KNOW ALL MEN BY THESE PRESENTS:

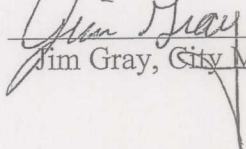
I, Jim Gray, City Manager of the City of Ingleside, Texas, pursuant to the authority granted me under the provisions of Chapter 7, Section 2, Subsection C., of the code of Ordinances, City of Ingleside, Texas file this statement of expenses incurred by the authority granted in Chapter 342. LOCAL REGULATION OF SANITATION, of the Health and Safety Code of the State of Texas for work that was done on the hereinafter described property.

DATE OF COMPLETION OF WORK:       November 17, 2014  
  
TOTAL AMOUNT OF CLAIM:             \$ 200.00  
  
NAME OF RECORD OWNER:             Brian Whitley  
  
DESCRIPTION OF PROPERTY:           Lot 5, Block 19,  
   Houghton Subdivision

By the filing of this Notice of Lien, the City of Ingleside, Texas asserts a privileged lien on the above described real property upon which work was done to secure the amount shown above as due, which said lien shall be second only to tax liens and liens for street improvements; said amount shown due, shall bear interest at the rate of ten (10%) per cent per annum from and after the date this Notice of Lien is filed of record.

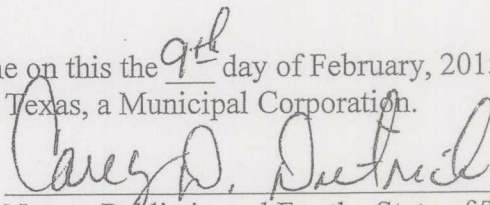
EXECUTED this the 9<sup>th</sup> day of February, 2015.

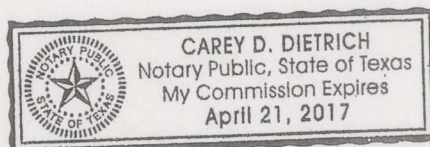
CITY OF INGLESIDE, TEXAS

BY:   
Jim Gray, City Manager

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

This instrument was acknowledged before me on this the 9<sup>th</sup> day of February, 2015, by Jim Gray, City Manager of the City of Ingleside, Texas, a Municipal Corporation.

  
Notary Public in and For the State of Texas





CITY OF INGLESIDE  
CODE ENFORCEMENT DEPARTMENT

**WORK ORDER FORM**

Date: November 12, 2014

City of Ingleside  
P.O. Drawer 400  
Ingleside, TX 78362

Name of Property Owner: BRIAN WHITLEY

Address: 2730 HOUGHTON

City, State, Zip: INGLESIDE, TEXAS 78362

Location of job: Lot 5, Block 19, Houghton (2730 Houghton)

Start Date \_\_\_\_\_ Finish Date \_\_\_\_\_

JOB:

☒ Mow

☐ Tear Down Buildings

☒ Pickup Trash

☐ Misc.

\*\*\*\*\*

EQUIPMENT USED:

Tractor Mower & one person: \_\_\_\_\_ hrs

Additional Personnel: \_\_\_\_\_ hrs

Pick up Trash: \_\_\_\_\_ hrs

\*\*\*\*\*

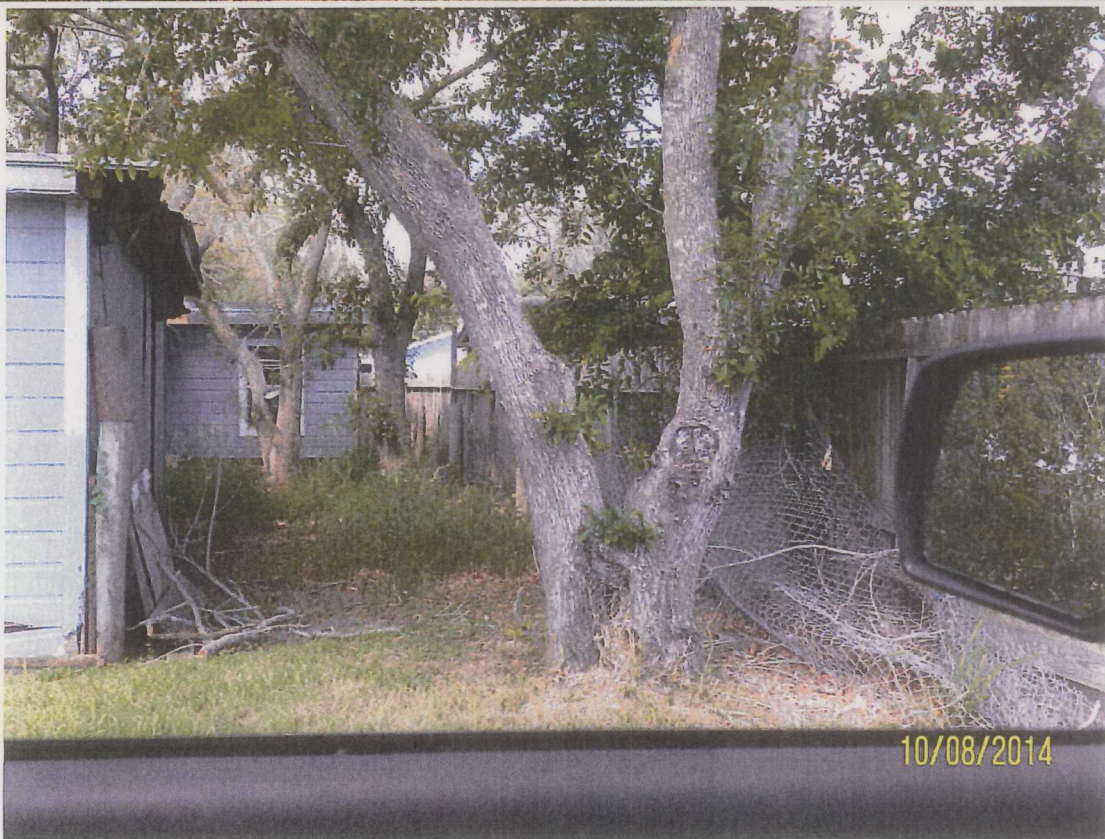
WORK COMPLETED:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_













**NOTICE OF LIEN**  
**CHAPTER 342 HEALTH AND SAFETY CODE V.T.C.A.**

THE STATE OF TEXAS                    )  
COUNTY OF SAN PATRICIO            )

KNOW ALL MEN BY THESE PRESENTS:

I, Jim Gray, City Manager of the City of Ingleside, Texas, pursuant to the authority granted me under the provisions of Chapter 7, Section 2, Subsection C., of the code of Ordinances, City of Ingleside, Texas file this statement of expenses incurred by the authority granted in Chapter 342. LOCAL REGULATION OF SANITATION, of the Health and Safety Code of the State of Texas for work that was done on the hereinafter described property.

DATE OF COMPLETION OF WORK:       September 3, 2014  
TOTAL AMOUNT OF CLAIM:             \$ 494.63  
NAME OF RECORD OWNER:             Brian Whitley  
DESCRIPTION OF PROPERTY:           Lot 5, Block 19, Houghton Subdivision

By the filing of this Notice of Lien, the City of Ingleside, Texas asserts a privileged lien on the above described real property upon which work was done to secure the amount shown above as due, which said lien shall be second only to tax liens and liens for street improvements; said amount shown due, shall bear interest at the rate of ten (10%) per cent per annum from and after the date this Notice of Lien is filed of record.

EXECUTED this the 29<sup>th</sup> day of October, 2014.

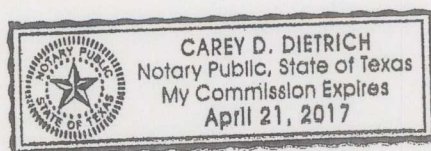
CITY OF INGLESIDE, TEXAS

BY: Jim Gray  
Jim Gray, City Manager

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

This instrument was acknowledged before me on this the 29<sup>th</sup> day of October, 2014, by Jim Gray, City Manager of the City of Ingleside, Texas, a Municipal Corporation.

Carey D. Dietrich  
Notary Public in and For the State of Texas

















CITY OF INGLESIDE  
CODE ENFORCEMENT DEPARTMENT

**WORK ORDER FORM**

Date: August 27, 2014

City of Ingleside  
P.O. Drawer 400  
Ingleside, TX 78362

Name of Property Owner: BRIAN WHITLEY

Address: 2730 HOUGHTON

City, State, Zip: INGLESIDE, TEXAS 78362

Location of job: Lot 5, Block 19, Houghton (2730 Houghton)

Start Date \_\_\_\_\_ Finish Date \_\_\_\_\_

**JOB:**

☒ Mow

☐ Tear Down Buildings

☒ Pickup Trash

☐ Misc.

\*\*\*\*\*

**EQUIPMENT USED:**

Tractor Mower & one person: \_\_\_\_\_ hrs

Additional Personnel: \_\_\_\_\_ hrs

Pick up Trash: \_\_\_\_\_ hrs

\*\*\*\*\*

**WORK COMPLETED:**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



8/26/14

9. Discussion with staff regarding a request for a proposed cellular tower site.

City Manager Jim Gray stated that during the staff's discussions and then presentations of Communication/Cell Towers there have been requests for towers within our City. The previous request by the San Patricio County Sheriff's Department still met the minimum requirements of the Ordinance. There has also been a request for a cellular tower to be located within the "S-curve" on SH-361 as you enter the City of Ingleside from the Gregory/Portland area. This request does not meet the minimum requirements and when an application is processed, the staff will be required to deny the location and it could be appealed to the Council by the process approved in Ordinance # 1114 approved above.

10. Consideration and action of an Ordinance amending the City's Traffic Control Device Schedule in order to add and remove certain School Zone Signs throughout the City Limits. (Final Reading)

Council Member Kemp made a motion to approve Ordinance # 1115 amending the City's Traffic Control Device Schedule in order to add and remove certain School Zone Signs throughout the City Limits; and was seconded by Council Member Tucker. The motion was approved unanimously.

11. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Mr. Brian Whitley of 2730 Houghton. (Tabled from 5/27/14)

Building Official John Davis stated that since this item was tabled at the May 27, 2014 Council Meeting Mr. Whitley has contracted and permits have been submitted for a re-roof, interior walls, siding, etc. This permit allows six-months for completion. The City has received the WPI-1 from TWIA indicating they are working with the State to get the proper inspections and insurance. All indications appear to be that this house will be brought into compliance. The only concern at this time is the tall weeds and grass around the residence. The staff has notified Mr. Whitley and if he does not mow by next week, the City will mow the area and place a lien on the property.

Mayor Perkins made a motion to table this agenda item and re-evaluate again in February 2015 at the end of the six-month construction permit and was seconded by Council Member Tucker. The motion was approved unanimously.

12. Receive and discuss the City's financial situation, including but not limited to its budget, revenues, expenses, assets and debts.

Finance Director Rosie Vela provided an overview of the cash balances with a net decrease of \$858,952.36 which is normal at this time of the year as well as the summary of the ad valorem taxes received, sales tax collections, checks over \$50,000.00, Council Mileage Reimbursements, and July 2013 Revenue and Expense Reports. Council Member Kemp requested an update regarding the Council's approved special projects and capital expenditures with regards to what was approved versus what was spent versus what is still outstanding.

13. Consideration and action to replenish the City Manager fund for equipment purchases back up to \$20,000.00.

City Manager Jim Gray explained that due to the most recent purchases of used equipment for the Fire Department of a Forklift and a 5-ton Wrecker, the City Manager Impressed Funds has been reduced to \$9,500. At this time, the staff is seeking authorization to replenish these funds back to \$20,000.

Council Member Kemp made a motion authorizing staff to use City Council Reserve Funds to replenish the City Manager Impressed Funds back up to \$20,000 and was seconded by Mayor Perkins. The motion was approved unanimously.

14. First Public Hearing regarding the proposed Budget, the proposed Tax Rate, and the proposed Tax Revenue for FY 2014/2015.

Mayor Perkins opened the Public Hearing at 7:26 p.m.













PHOTOS TAKEN ON  
8/12/2014 BY BUILDING  
OFFICIAL



# CITY OF INGLESIDE

2671 San Angelo Ave  
P.O. Box 400  
Ingleside, TX 78362-0400  
361-776-2517 FAX 361-776-1027

## BUILDING PERMIT

PERMIT #:	1400404	DATE ISSUED:	8/08/2014
JOB ADDRESS:	2730 HOUGHTON	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	YVETTE WHITLEY	CONTRACTOR:	JEROME STEVENS
ADDRESS:	2730 HOUGHTON	ADDRESS:	702 S 8TH ST
CITY, STATE, ZIP:	INGLESIDE TX 78362-9801	CITY, STATE, ZIP:	ARANSAS PASS TX 78336
PHONE:	361-534-9358	PHONE:	361-332-8176
PROP. USE:		OWNER:	BRIAN WHITLEY
VALUATION:	\$ 9,000.00	SETBACKS:	
SQ FT:	0.00	FRONT:	
OCCP TYPE:		LEFT SIDE:	
OCCP LOAD:		RIGHT SIDE:	
CNST TYPE:		REAR:	

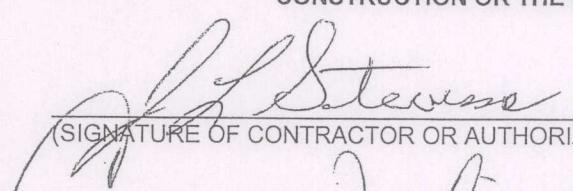
FEE CODE	DESCRIPTION	AMOUNT
BLD-VALUE	BUILDING/VALUATION	\$ 65.00
ISSUE	PERMIT FEES	\$ 35.00
<b>TOTAL</b>		<b>\$ 100.00</b>

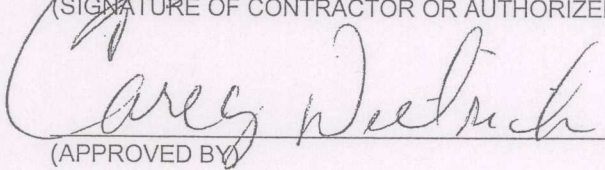
### NOTES:

#### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OR LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

  
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

  
(APPROVED BY)

8, 11, 14  
DATE

8, 8, 14  
DATE

**SCANNED**



Issued to WHITLEY, YVETTE

 Clear



5/27/14

Building Official John Davis gave an overview of the delinquent conditions of the structure and explained this trailer already has a lien against it with the Bank of Aransas Pass which has since sold to Bank of America. The lien is from 1985 but it does not take precedence over an unsafe structure. Additionally because this trailer was moved to the back of the property and another trailer was brought to the front of the property as a residence, this is a non-conforming use. The property is zoned for a single trailer, not a second trailer.

Mr. Bob Wright stated his concern would be that the Bank has him arrested for destroying their property.

Council Member Kemp made a motion to determine that the 2<sup>nd</sup> trailer located at 2996 Hackberry and owned by Mr. Bob Wright does not meet the minimum standards of adopted codes and shall be demolished and removed from the property; and was seconded by Council Member Wilson. The motion was approved unanimously.

**16. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Mr. Brian Whitley of 2730 Houghton.**

Building Official John Davis gave an overview of the delinquent conditions of the structure and explained no taxes have been paid on this property since 2012.

Mr. Brian Whitley stated the house has been vacant for three years but he believes the structure is sound and can be fixed. The leaking roof has been fixed, the doors lock, there is paneling on the inside but no sheetrock. The house is paid off and now that he has a steady job he is just asking for time to fix the place up for him and his children to live there.

Council Member Vaden made a motion to allow Mr. Brian Whitley of 2730 Houghton 12-months to repair his property to meet the minimum standards of adopted codes; and was seconded by Council Member Pierce. The motion was not approved with Council Members Wilson, Vaden, and Pierce voting in favor; and Mayor Perkins and Council Members Tucker, and Kemp voting against the motion.

Mayor Perkins agreed to table the agenda item three months to allow Mr. Whitley an opportunity to get his finances in order and prepare a scope of work to show he is committed to complete the work required to bring this dwelling back up to meet the minimum standards of adopted rules. There were no objections and this agenda item will be brought back to Council on August 26, 2014.

**17. Receive and discuss the Capital Improvements Program for FY 2015-2020.**

City Manager Jim Gray stated as per the Charter requirements, this is the annual submission of the five-year Capital Improvement Program. Typically we don't budget for these items but look at them half way through the fiscal year.

**18. Discussion regarding the painting of the new Water Tower.**

Mayor Perkins provided a photo of a water tower in Sugar Land that includes a blue strip at top and bottom of the bowl. Council Members felt this really helped to brighten the city's logo on the bowl. City Manager Jim Gray stated he would look into the cost difference and return to Council with a change order for approval.

**19. Receive and discuss the City's financial situation, including but not limited to its budget, revenues, expenses, assets and debts.**

Finance Director Rosie Vela provided an overview of the City's finances. There were no additional questions from the Council.











# San Patricio County Tax Office

Wednesday, May 13, 2015

## Property Tax Balance

[Begin a New Search](#)[Go to Your Portfolio](#)

*A Convenience Fee will be added if you pay by credit card or e-check. The minimum fee is \$2.50 per \$100.*

*Unless otherwise noted, all data refers to tax information for 2014. All amounts due include penalty, interest, and attorney fees when applicable.*

**Account Number:** 62969**Address:**

WHITLEY BRIAN  
2730 HOUGHTON  
INGLESIDE, TX 78362-0000

**Property Site Address:**

2730 HOUGHTON AVENUE

**Legal Description:**

LT 5 BLK 19 INGLESIDE-HOUGHTON  
0.138 ACRES

**Current Tax Levy:** \$1,232.78**Current Amount Due:** \$1,602.00**Prior Year Amount Due:** \$3,398.66**Total Amount Due:** \$5,000.66**Last Payment Amount for Current Year Taxes:**

Not Received

**Last Payer for Current Year Taxes:**

Not Received

**Last Payment Date for Current Year Taxes:**

Not Received

**Active Lawsuits:** S-15-1034-TX**Pending Credit Card or eCheck Payments:**

No Payment Pending

[Pay by Credit Card](#)[Pay by E-Check](#)**Gross Value:** \$54,427**Land Value:** \$4,641**Improvement Value:** \$49,786**Capped Value:** \$0**Agricultural Value:** \$0**Exemptions:** None[Exemption and Tax Rate Information](#)[Taxes Due Detail by Year and Jurisdiction](#)[Payment Information](#)[Current Tax Statement](#)[Register to Receive Electronic Tax Statements](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

[Terms of Use](#)

SAN PATRICIO COUNTY TAX OFFICE  
P.O. BOX 280



# San Patricio County Tax Office

Wednesday, May 13, 2015

## Taxes Due Detail by Year

[Begin a New Search](#)   [Go to Your Portfolio](#)
[Return to the Previous Page](#)   [Taxes Due by Jurisdiction](#)

Taxes Due as of Wed May 13 10:06:47 CDT 2015

Account No.: 62969

Active Lawsuits S-15-1034-TX

\* Additional Collection Costs

		by end of May 2015		by end of June 2015		by end of July 2015	
Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
2012	\$1,065.15	\$690.25	\$1,755.40	\$702.79	\$1,767.94	\$715.33	\$1,780.48
2013	\$1,091.33	\$551.93	\$1,643.26	\$564.77	\$1,656.10	\$577.63	\$1,668.96
2014	\$1,232.78	\$369.22	\$1,602.00	\$397.57	\$1,630.35	\$478.17	\$1,710.95
<b>Total Amount Due:</b>	<b>\$3,389.26</b>	<b>\$1,611.40</b>	<b>\$5,000.66</b>	<b>\$1,665.13</b>	<b>\$5,054.39</b>	<b>\$1,771.13</b>	<b>\$5,160.39</b>

[Terms of Use](#)

SAN PATRICIO COUNTY TAX OFFICE  
P.O. BOX 280  
SINTON, TEXAS 78387  
(361) 364-9373

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INSPECTION REPORT

Date: 7/2/2013

Inspected by: CJ

Location: 2730 Houghton

Lot: 5 Block: 19, Subdivision: Houghton

Owner: Brian Whitley

Address: 2730 Houghton, Ingleside, TX 78368

Exterior

Items checked below must be repaired, replaced, or demolished

1. FOUNDATION - CODE REF: SHC CH 3, SEC 305.1, 305.17

(A) TYPE Concrete

(B) SILLS & JOIST

☐ Sunken ☐ Cracked

☒ Rotted

☐ Not Level ☐ Sagging

☐ Sagging

☐ \_\_\_\_\_ ☐ \_\_\_\_\_

☐ Termites

Comments: \_\_\_\_\_

2. EXTERIOR WALLS - CODE REF: SHC CH 3, SEC 305.2, 305.14, 305.17

(A) WALL MATERIAL:

☒ Cracked ☐ Buckled ☒ Rotted ☐ Missing ☐ Loose

(B) EXTERIOR PAINT:

☒ Badly Needed

☐ Termites Ridden

Comments: \_\_\_\_\_

3. ROOF - CODE REF: SHC CH 3, SEC 305.3

(A) TYPE:

☐ Composition ☐ Tin ☒ Rolled ☐ Flat

☐ Rotted ☐ Missing ☐ Holed ☐ Torn ☐ Loose

(B) RAFTERS:

☐ Rotted ☐ Sagging ☒ Rotted Eaves ☐ \_\_\_\_\_

Comments: \_\_\_\_\_

4. PORCHES & STAIRWAYS - CODE REF: SHC CH 3, SEC 305.5, 305.6

(A) FRONT:

☐ Missing ☒ Rotted ☐ Broken ☐ Loose

(B) BACK:

☐ Missing ☒ Rotted ☐ Broken ☐ Loose

Comments: \_\_\_\_\_

5. DOOR & DOOR SCREENS - CODE REF: SHC CH 3, SEC 305.11, 305.12, 305.13

(A) FRONT:

☒ Missing ☐ Broken ☐ Rotted ☐ Screen Door

(B) BACK:

☒ Missing ☐ Broken ☐ Rotted ☐ Screen Door

Comments: Doors sagging not able to shut



☐ Missing ☐ Broken ☐ Not Vented ☐ None ☐ \_\_\_\_\_

(E) WATER - BOTH KITCHEN AND BATHROOM:

☐ No Cold ☐ No Hot ☐ Bad Piping ☐ Leaking

Comments: \_\_\_\_\_

(II) PLUMBING & HEATING - CODE REF: SHC CH3, 302.4, 307.6

(A) SEWER LINES:

☐ Missing ☒ Leaking ☐ City ☒ Septic Tank ☐ old Tank

(B) WATER LINES:

☐ Missing ☐ Leaking ☐ City ☐ Water Well ☐ \_\_\_\_\_

(C) GAS LINES:

☐ Missing ☐ Leaking ☒ Natural ☐ LPG ☐ \_\_\_\_\_

(D) HOT WATER HEATER:

☒ Missing ☒ Not Prop Vented ☐ No T&P Valve ☐ Leaks ☐ \_\_\_\_\_

(E) GAS JETS OR WALL HEATERS:

☒ Not Safe ☐ Missing ☐ Not Prop Installed ☐ Not in Working Condition

(F) SEPTIC TANK:

☐ Broken ☐ Inadequate ☒ Unsafe ☐ Noxious Odor ☐ \_\_\_\_\_

Comments: No access to interior

(III) KITCHEN - CODE REF: SHC CH3, SEC 302.6

(A) FOOD PREPARATION SURFACES:

☐ Not Impervious to Water ☒ Defects ☒ Not Properly Sealed

(B) SHELVEING, CABINETS, OR DRAWERS:

☐ Missing ☒ Broken ☐ Rotted ☐ Inadequate

(C) FREESTANDING OR PERMANENTLY INSTALLED COOK STOVE:

☒ Missing ☐ Broken ☐ Not Properly Installed

Comments: \_\_\_\_\_

11. LIGHT & VENTILATION - CODE REF: SHC CH 3, SEC 303

☐ Too Small ☒ Insufficient ☐ Natural Illumination

☒ Insufficient Ventilation ☐ Do Not Open or Close

Comments: \_\_\_\_\_

12. LOT CONDITON - CODE REF: CITY CODE CH 30, SEC 30-93

☒ High Weeds and Grass ☒ Accumulation of Rubbish ☒ Dead Trees

☐ Unsanitary ☐ Water Standing ☐ Dangerous Holes in Yard

Comments: \_\_\_\_\_

13. COMMENTS: Mr. Whitley does not pick up certified mail - posted

Notice on property -

In windsform of 2011 several trees fell onto garage - were  
removed by owner but no repairs have been made -

Neighbor has been partially maintaining property with mowing  
and hauling of debris -